



**Planning Board  
Town of Hanover  
550 Hanover Street  
Hanover, MA 02339**

**Meeting Minutes of Monday, August 19, 2013**

**Planning Board Attendees:**

Present: Richard Deluca, Tony Losordo, Lou Paradis, Ken Blanchard, & Bernie Campbell

Absent: Jeffrey Puleo & Meagan Neville Dunne

Others: Assistant Town Planner, Margaret Hoffman; Administrative Assistant, Peter Matchak

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m. in the second floor hearing room at Town Hall, Hanover, Massachusetts.

**Informal Discussion with Northland Residential:**

The Board met with Peter Crabtree and Jack Dolly representatives from Northland Residential Corporation to informally discuss the project previously known as the “Village Commons” located off of Washington Street. Mr. Dolly discussed the possibilities of modifying the Special Permit that exists to include 174 rental apartments. They discussed the issues that are known about the site and the use of the wastewater treatment plant for abutting projects. The representatives from Northland said they would work with the Planning Office to put together an application for the Board’s review.

**ANR Review: 775 Main Street (TPL-13-15):**

The Board reviewed an ANR Site Plan titled Plan of Land 775 Main Street (Assessor’s Map: 22 Lot: 011) Developed by Morse Engineering 19 Union Street, P.O. Box 92 Scituate, MA 02066, Scale:1”= 30’. This ANR looks to create three lots. Lot one a conventional lot, Lot 2 a so called “Retreat Lot” & Lot 3 the parent lot. The plan has a date of August 16, 2013 and stamped with the Town Clerk on August 19, 2013 at 12:07 p.m. Tony Losordo made a motion to endorse the ANR site plan TPL-13-15. Lou Paradis seconded the motion. All others voted in favor.

**ANR Review: 128 Washington Street Lot 4 Retreat Lot (TPL-13-14):**

It was brought to the Boards attention that there was an error in the previous Mylar ANR Plan approved at the August 5, 2013 for 128 Washington Street, Lot 4. The Board reviewed the corrected ANR Site Plan titled Plan of Land 128 Washington Street (Assessor’s Map: 58 Lot: 009) Developed by Morse Engineering 19 Union Street, P.O. Box 92 Scituate, MA 02066, Scale:1”= 30’. This ANR looks to create Lot 4 a so called “Retreat Lot”. The plan has a date of

July 31, 2013 and stamped with the Town Clerk on August 19, 2013 at 4:08 p.m. Ken Blanchard made a motion to endorse the ANR site plan TPL-13-14. Lou Paradis seconded the motion. All others voted in favor.

**Extension of Twin Fawn Drive Subdivision (TPL-13-8):**

The Board reviewed the Mylar of the previously approved Site Plan for Twin Fawn Drive (TPL-13-8) the extension of a subdivision. The plan was titled Subdivision Road Extension Twin Fawn Drive Hanover, Massachusetts. (Job Number: 13-043) The site plan was developed by Merrill Associates, Inc. 427 Columbia Road, Hanover, MA 02339. The scale: 1" = 20'. Lou Paradis made a motion to endorse the Mylar Site Plan for the Extension of the Twin Fawn Drive Subdivision TPL-13-8. Bernie Campbell seconded the motion. All others voted in favor.

**Review of August 5, 2013 Planning Board Meeting Minutes:**

The Board reviewed the Planning Board meeting minutes from August 5, 2013. Ken Blanchard made a motion to accept the Planning Board meeting minutes from August 5, 2013, as amended. Lou Paradis seconded the motion. All others voted in favor.

Tony Losordo made a motion to adjourn the meeting at 9:30 p.m. Lou Paradis seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Administrative Assistant